

5-9: HS-1, HIGHWAY SERVICE ZONE

A. DECLARATION OF LEGISLATIVE INTENT

The HS-1 Highway Service Zone has been established for the purpose of providing compact, convenient roadside locations where the needs of the traveling public can be met without having the hazards of strip commercial development, numerous access driveways, and a confusing array of signs adjacent to a high-speed arterial highway.

It is not the intent of this zone to meet the local retail demands of a specific neighborhood or the major commercial needs of a broad region; such needs are met in the commercial zones of the incorporated cities.

The zone is characterized by an outlying location adjacent to a freeway or state highway, where no other city or county commercial zone is convenient for the traveler. It characteristically has functional roadside commercial buildings, ample parking, traffic safety lanes, and adequate fire protection and other facilities available.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the HS-1 Highway Service Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Section 17-27-102 Utah Code Annotated 1953, and to implement the plans provided for in Section 17-27-301 of the said Code.
2. To meet the needs of the traveling public in a convenient fashion.
3. To promote safety on the highways.
4. To promote economy in the process of development.
5. To ensure the development of adequate public facilities to match private development.
6. To bring about the economical utilization of water, drainage, sanitary and other facilities.
7. To avoid excessive costs for public services which result from excessive scattering of urban uses.
8. To more fully bring about the implementation of the county's master plan.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.